

WASHINGTON, D. C., SATURDAY, NOVEMBER 20, 1920

10 Pages

Part Two.

GARAGE AND REPAIR
PERMITS ARE MANYConsents for Five Dwellings
Only in Last Week's
Report.

Permits for the erection of only five dwellings were issued during the last week by the District building inspector. The costliest operation planned does not exceed \$14,000, according to the records. Most of the permits were for repairs and for garages. The list follows:

Dr. J. A. Potter, to erect a garage rear 300 2d street southeast; cost, \$2,000.

H. R. Adams, to erect garage rear 135 P street; cost, \$500.

Clyde Hartman, to build at 1525 I street; cost, \$12,000.

C. P. Mayo, to erect garage rear 1103 20th street; cost, \$200.

Julia W. Hamilton, to erect garage 320 U street; cost, \$300.

Fred J. Schneider, to repair 2106 P street; cost, \$1,000.

F. V. Killian Company, to repair 1307-1309 E street; cost, \$525.

W. R. Wilson, to repair 2542 13th street; cost, \$2,500.

W. B. Robinson, to erect garage rear 630 Park road; cost, \$200.

P. J. Nee, to repair 2520 14th street; cost, \$800.

National Engraving Company, to repair 1305 E street; cost, \$2,000.

E. H. Mosher, to erect garage rear 1116 9th street northwest; cost, \$1,500.

Miss K. V. Magee, to repair 4515-17-19-21 41st street; cost, \$400.

Joseph O. Gune, to repair 203-205 Pennsylvania avenue southeast; cost, \$2,000.

Standard Oil Company, to repair I street property between South Capitol and Half streets; cost, \$2,000.

Charles E. Wire, Inc., to erect garage rear 1625 Webster street; cost, \$1,000.

A. Schmidt, to erect garage rear 1608 Buchanan street; cost, \$100.

J. Edward Chapman, to repair rear 37 N street; cost, \$200.

Fred A. Schmidt, to build at 1608 Buchanan street; cost, \$14,000.

H. E. Bell, to build at 1227 Michigan avenue northeast; cost, \$6,100.

C. C. Smithson, to erect garage rear 481 G street; cost, \$950.

A. B. Claude, to repair 807 Mt. Vernon place; cost, \$1,500.

W. R. Sheid, to repair 720 21st street; cost, \$200.

E. B. Singman, to erect garage rear 1523 9th street; cost, \$200.

P. Vasco, to build at 811 Maryland avenue northeast; cost, \$1,500.

W. H. Erneste, to erect garage rear 623 K street northeast; cost, \$1,000.

G. D. Hiner, to erect garage rear 4194 3d street; cost, \$275.

Guy H. Peters, to build dwelling 1207 Floral street; cost, \$11,000.

Harry Friedling, to repair 1804 7th street; cost, \$200.

R. C. Boude, to erect garage rear 3616 Rock Creek Church road; cost, \$200.

Capt. L. H. Richmond, to erect garage rear 612 Van Buren street; cost, \$200.

J. D. Coblenz, to build post office, 1828 North Capitol street; cost, \$1,250.

W. T. and C. E. Galleher, to repair rear 208 13th street; cost, \$2,500.

Mrs. E. C. Pegor, to erect garage rear 1242 Monroe street; cost, \$450.

T. W. Rubinitzki, to erect garage rear 1823 K street; cost, \$1,000.

Mrs. T. J. Rankin, to repair 1422 Massachusetts avenue; cost, \$8,000.

Ralph Howenstein, to repair rear 523 H street northeast; cost, \$500.

Harry C. Thompson, to build at 233 Minnesota avenue; cost, \$2,500.

A. Denekas, to repair 3610 Georgia avenue; cost, \$1,500.

Mrs. Alex Realy, to repair property on 14th street near Park road; cost, \$300.

H. J. Mulligan, to repair rear 708 19th street; cost, \$1,000.

Nathan Tolstoi, to repair 1069-71-73 Wisconsin avenue; cost, \$300.

THINK HOUSING PROBLEM
ONE FOR GOVERNMENTConstruction Engineer of New
York Sums Up Opinion of
Building Experts.

Relief in the nation-wide housing problem can come only through action by the federal government, many builders have come to agree. This relief should not include a federal building program, however, it is contended. Opinions of private housing experts are being summed up by Charles E. Dingman, construction engineer of New York city, in the following statement:

"There is a wide range of opinions as to just how far the government should go. These opinions include financing, tax-exemption, rationing of materials, rationing of capital, 'busting' of an illegal building materials trust, etc."

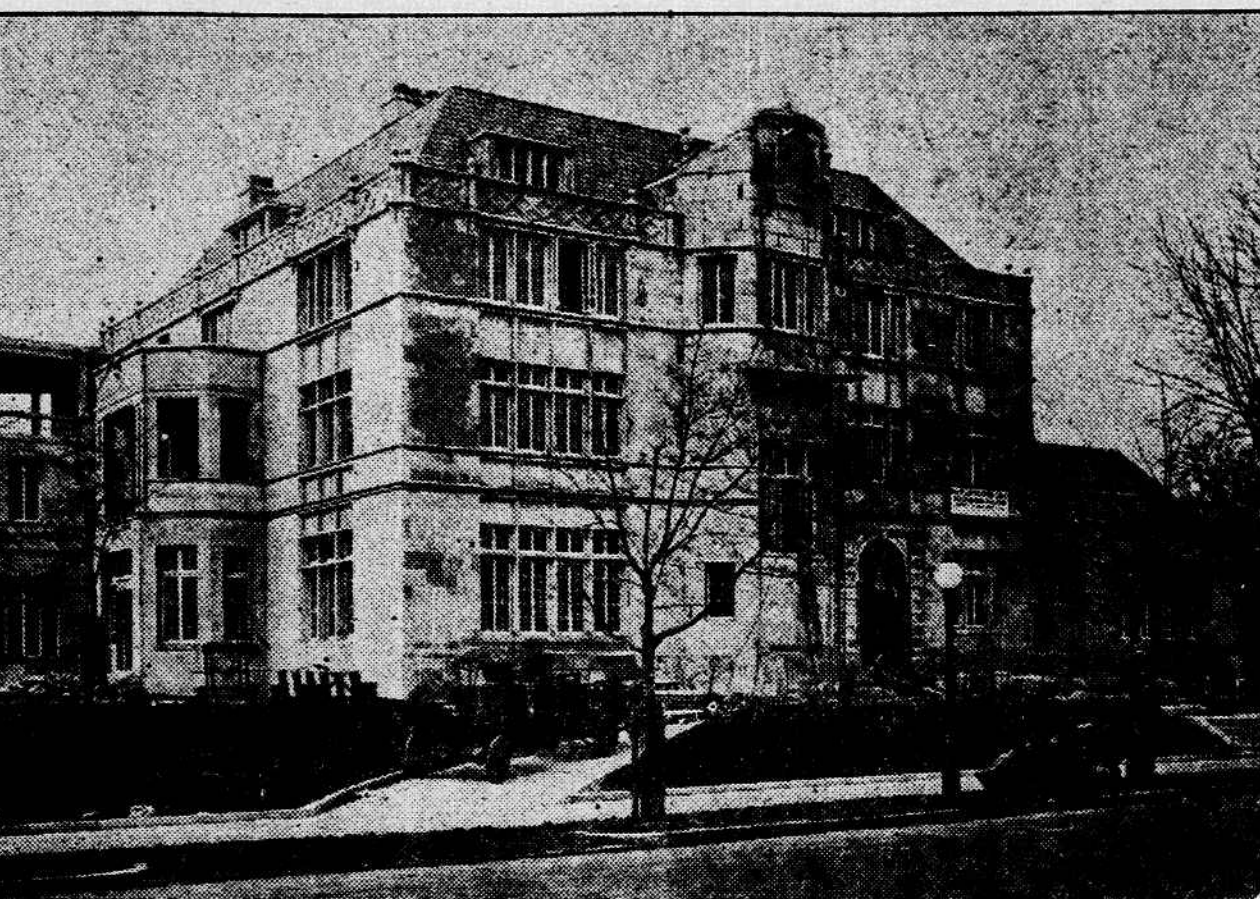
"There are other equally earnest students who feel that the problem is local, to be solved by the municipality or possibly by the state. I am inclined to agree with those who believe that, while the housing shortage is a national one, the methods to be applied for its solution must be applied locally to suit specific conditions. I also feel that, no matter how theoretically desirable a federal government solution of the housing problem may be, the present temper of the people would not warrant the undertaking of any program of sufficient scope to be of any appreciable benefit."

"I feel that, although the shortage of homes may give rise to the most serious social problems, it is not, theoretically, a federal government problem and that its best and most immediate solution may be found by approaching it from an industrial angle."

"We are told by reliable authorities that the normal requirements of this country are 450,000 new homes per year, and that we have got so far behind that we would have to increase the rate of production to 600,000 per year if we are to catch up to the old standard within five years. That would bring the ratio of the 1915 ratio of 100 homes for 115 families, instead of the 1920 ratio of 100 homes for 121 families."

"Eight hundred eggs, eighty pounds of flour and sixty-five pounds of sugar were among the ingredients used to make a mammoth cake which was presented to the founder of the San Francisco local of the United Commercial Travelers at the recent jubilee celebration of that organization. The cake was thirteen feet in circumference and weighed 354 pounds."

LEGATION BUILDING ON 16TH STREET COMPLETED.



The imposing structure at 16th street and Park road, designed for legation purposes, is virtually completed. The building was erected for Mrs. John B. Henderson by the William P. Lipscomb Company, from original plans, by George Oakley Totten, Jr., architect. It contains more than twenty-five rooms, and seven baths, and is adaptable to entertainment and business and for living purposes.

TO TEACH REAL ESTATE
LAW AT BUSINESS HIGHSchool Officials Find Demand for
Instruction in Tech-
nicalities.

Answering a demand for instruction in technicalities of the real estate business, public school officials of Washington have decided to institute a course in real estate law at the Business High Night School, beginning the first Monday, in January. The course will be free.

The course is designed to be of special interest to persons contemplating the purchase of homes. All phases of property transfer will be explained, and emphasis will be laid on landlord and tenant laws, property sales on the easy payment plan and other difficult points met with in the real estate business.

It is announced that the co-operative plan of purchasing apartment houses will be taken up in the classes. Students will be shown how the holding corporation for this type of dwelling house is formed, what the duties and obligations of the owners are, and wherein this plan is faulty or advantageous. The co-operative ownership of office buildings also will be touched on, it is understood.

It is likely that by the time the course is established the United States Supreme Court will have disposed of the dispute over the constitutionality of the Ball rents act, one way or the other, opening a wide field for study into rental regulations.

It is expected that many young men and women desiring to enter the real estate business in Washington will enroll for the course. There are at present a number of "real estate schools" being conducted by private firms, with a view to securing for themselves additional salesmen and other employees. The step planned by the public school authorities will mark the first move to establish the subject of "real estate" in the curriculum of public schools of Washington.

FOUR RESIDENCES SOLD.

One Home in the List Valued at
\$15,750.

Charles D. Sager reports the sale of four residence properties during the week ending today, as follows:

No. 2116 18th street northwest, sold for Clara B. King to E. H. Ashworth.

No. 1615 S street northwest, sold for Mary M. Moore to Frank H. Briggs for a consideration of \$15,750.

New house built by Mr. Sager at 849 Shepherd street, sold to Dr. W. S. Whitman; consideration, \$10,750.

No. 2923 Tilden street northwest, sold for N. E. Ryan, agent, to John H. Lucas; consideration, \$11,750.

14TH STREET HIGHLANDS
HOMES TO NEW OWNERSSales of Three Kennedy Street
Properties the Past Week Are
Reported.

Three homes in Fourteenth Street Highlands, part of an extended operation conducted by D. J. Dunigan, were disposed of this week, it is reported. Sales were made as follows: Mrs. Edith M. Cowling, 1215 Kennedy street; Webster E. Osmond, 1209 Kennedy street; and William L. Moore, 1221 Kennedy street.

All of these houses are built of light brick. Each contains eight rooms and bath, front porch, sleeping porch and breakfast porch. They are especially decorated throughout. They have large yards which extend to a wide alley.

House number 1221 Kennedy street, which was sold to an investor, has already been rented.

The cutting and shaping of corks could easily be done by machinery, but the trouble is that cork blunts any kind of steel blades so rapidly that it simply does not pay to use a machine. A Spanish firm spent an immense sum on a complete outfit of cork-cutting machinery, and in the end was forced to go back to the old-fashioned method of hand work.

PEAK OF DEMAND
EXPECTED FEB. 1Leases on Business Buildings
and Office Structures Will
Expire Then.

Demand for space in business buildings and office structures in Washington is slated to reach a peak about February 1, when many leases on this type of property expire, it was stated today by real estate men.

There are said to be about two applicants for every office due to be vacated unless the present occupants arrange for new leases. A similar condition exists with regard to business establishments, it is learned. A number of large outside industries have sent representatives to this city for the purpose of looking over the situation here and several long-time leases have been signed up for properties already occupied.

Increased costs of upkeep for buildings has led to substantial increases in rent and in many cases where tenants feel that they are not being treated fairly litigation has ensued. District rent commission has been the mecca of several groups of office building occupants and the Municipal Court has had more than a normal share of eviction proceedings with which to concern itself. The tenancy evidenced by present occupants in endeavoring to save their places of business for themselves testifies to the seriousness of the shortage of business and office space, it is pointed out. The recent extension of the co-operative ownership plan to office buildings has served to make the general situation more complicated.

Few Vacant Rooms.

Real estate men call attention to the fact that there are few vacant showrooms, floors or offices in the central mercantile section of the city. Many premises leased to February 1, have been rented over the heads of the present occupants to new tenants, who are said to be only too glad of the opportunity, and at rentals considerably higher than those paid under existing leases. These leases were nearly all contracted three, five or ten years ago at a time when business space was on a wholly different valuation basis and when it cost far less to build, own and operate business buildings.

This situation, together with the prevailing lack of new construction, means a steady reduction in the supply of space available for occupancy on February 1, it is said. For this reason space-seekers are losing no time in canvassing prospective sites. The frequently heard expression "plenty for new business buildings" has created an erroneous impression among some customers, it is pointed out. The thought has been engendered in the minds of some uninformed business men that it is the part of wisdom to defer renewing

their present leases or seeking new quarters.

Few New Buildings.

Actually, it is said, there are but few new mercantile buildings being produced, characterized as a "drop in the bucket." Even at the high scale of rentals which construction costs have necessitated, the buildings are being leased almost before completion. It is reported.

Building funds, instead of flowing into apartment, dwelling house and mercantile construction channels, are available now almost exclusively for highly specialized operations, such as garages, theaters, motion picture houses, banking institutions, alterations, remodeling, remodeling of department stores, costly private dwellings, suburban homes and additions to the homes of prominent industrial corporations and factories. Recently, however, the mortgage loan market in Washington has shown a trend toward improvement. The 7 per cent rate is attractive, much money to the field of real estate, whereas, before, on the 6 per cent rate, funds were virtually not to be found. This improvement is expected to be felt also in the "big building" market.

In any event, however, the downtown section is so congested now as to leave but few choice sites of any size available.

BRITISH MUNICIPALITIES
BUILDING CHEAP HOMESSome Rent for Only \$5.50 a Month.
Concrete Being Used
Extensively.

Municipal authorities in Great Britain have completed the construction of a large number of homes for working people at costs ranging from as low as \$2,300 to slightly more than \$2,500 each, computed in American dollars, according to statistics obtained by the foreign information department of the Bankers' Trust Company of New York.

These homes, built under the recent parliamentary housing act, by various English cities and towns, are rented for as little as \$5.50 a month and for not more than \$12 a month, it is reported. These rentals do not include the local tax rates, which raise the rates by an amount averaging \$3.50 a month.

The lower priced houses are without porches, it is pointed out. The erection of concrete houses is gaining because of the lack of sufficient bricklayers in the building trades, the trust company report states. Edinburgh has given a contract for the construction of 306 concrete houses at a cost of \$466,246 sterling. This is estimated to be 24,000 cheaper than the cost of building the same number of houses from brick, because much of the work will be done by unskilled labor. Towns where homes have been erected under the new law include York, Birmingham, Leeds, Walsall, Dewbury, Doncaster, Wolverhampton and Tunbridge.

DEPUTIES GRANT SUFFRAGE.

LONDON, November 19.—The Italian chamber of deputies, by a vote of 249 to 10, has granted women the suffrage, says dispatch to the Exchange Telegraph from Rome.

HOMES THAT AGGREGATE
\$60,000 IN VALUE SOLDThree-Story Brick Dwelling on
Massachusetts Avenue North-
west Included in List.

Home properties having an aggregate valuation of \$60,000 were sold this week through the office of Hedges & Middleton, Inc. Two downtown residences were included in the sales. Details of the transactions follow:

The large three-story brick dwelling at 1113 Massachusetts avenue northwest, containing thirteen rooms and modern improvements, was sold for an out-of-town client to an unnamed purchaser.

Another downtown property at 2007 I street northwest, containing ten rooms and two baths, was purchased from H. W. Fred by an unnamed party.

Premises 1224 Crittenden street, in the same office, a detached home having ten rooms and bath and containing electric lights and hot-water heat, was sold for Edward B. Reid to Mrs. R. Lucas, who has taken possession for her own occupancy.

The same office reports the sale of the residence at 1807 H street by Susan A. Jenney to Bridget Daly. It is Mrs. Daly's intention to remodel the dwelling for business purposes. The transaction was arranged in conjunction with the office of David E. Barry. The total consideration of the two sales was around \$100,000, it is understood.

EMPRESS THEATER SOLD.

One of First Ninth Street Houses
Goes to Arthur Jordan.

The Empress Theater, at 416 9th street northwest, one of the pioneer motion picture houses on 9th street, was sold this week by Marcus Notes to Arthur Jordan. The sale was negotiated through the office of William K. Bliss. The theater was first opened by Mr. Notes in 1909.

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APARTMENT IS SOLD.

New Owner Plans to Remodel Into
Business Building.

The Damariscotta apartment house, at 918 18th street northwest, this week came into the hands of a new owner, who contemplates remodeling the building into a business house. The purchaser, an unnamed business man, was represented in the transaction by Charles W. Steers and the former owners by B. W. Parker, attorney.

The consideration is said to have been around \$125,000. It is understood that the building will be converted into an office structure.

Inspect Tomorrow
This Beautiful
New Home

4524 16th St. N.W.

(N.W. Cor. 16th and Varas)
This extraordinarily attractive house, located on our finest residential thoroughfare, represents the best building construction and architectural design in residences of the "Times."

There are 14 rooms and 3 baths, beautifully finished and well designed; three porches; garage. Lot, including parking, 65'x170'. Architect—Thomas Machen of Baltimore.

Contract Builder—Wm. P. Lipscomb Co. of this city.
Money has not been spared to secure the best materials and construction. This will pay in the diminished cost of upkeep.

Price, \$55,000

Terms If Desired

For Further Particulars See

JOSEPH C. ZIRKLE

288 Colorado Bldg.—Phone N. 4665

Or Your Broker

Vacant
3810 8th St. N.W.

(New Hampshire Ave.)

Beautiful, strictly modern eight-room semi-detached brick home; lot 25 ft.; house 23 ft. wide; lot 125 ft. deep; garage; rear colonial porch; double-deck porch in rear; hot-water heat, gas, electricity; screens, shades; concrete basement and servants' toilet. Beautiful attic could be made into two additional rooms. A lovely home in a delightful neighborhood, with every convenience.

Price \$13,000

Attractive Terms

David E. Barry

1307 H St. N.W.

Tel. M. 1891

Here They Are
553-55 Randolph St. N.W.
Two Real Bargains

One has a built-in garage—brand-new. Terms that will please you. See them Sunday. Will be open and lighted until 9 p.m.—all this week. Those of you who are seriously considering buying should see these Houses Sunday, as they are exceptional buys. Phone Col. 9966 for auto to see them.

Walter A. Dunigan

511 Webster St. N.W.

Col. 9966

Col. 9966

Mr. Homeseeker:

If you cannot find the home you want,

Call or phone Mr. Seek.

Who is in charge of the Building Dept.

At any rate, have an interview with him before buying, because he can save you money and worry.

Office of

Graeme T. Smallwood

Real Estate

729 14th

Main 5070

Appealing with many
features of superiority

Nothing like them—that's the universal verdict on these Spanish and Colonial Homes on exclusive Macomb street in delightful Cleveland Park.

The character of the designs and the environment harmonize so happily—and in the planning so much has been achieved that is unusual and yet so intensely practical.

You'd better bespeak one before completion.

Nine and Eleven Rooms,
Three Baths and Built-in
Garage.

A representative of our office is on the premises every day and evening.

Take Chevy Chase cars to Macomb Street—turning west.

Harry A. Kite

1514 K Street N.W.

Phone Main 4846

ARGONNE TERRACE.

The Capital's Choicest Residence Site

Sixteenth and Columbia Road

1. These homes benefit by comparison with any ever offered in Washington.
2. The location is exclusive, yet served by the city's best transportation.
3. They were planned to reduce to a minimum the cares of housekeepers. A maid is a luxury, not a necessity in these homes.
4. The materials used in the construction are the equals, if not the superior, of pre-war standards.
5. They are the last word in modern residence architecture, combining beauty, practicability and individuality.
6. They will justify your inspection if you are concerned with the best of new homes.

Open and Lighted Daily and Sunday Until 9 P.M.

WILLIAM S. PHILLIPS

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Phone Main 97 and 98

MIDDAUGH & SHANNON'S
BROOKLAND HOMES

—are Washington's best home values. Forty acres under development. Differently planned, sized and priced detached homes finished and under construction.

Our terms of purchase have proven successful to 2,000 buyers of our homes. We save you your rent.

Take Brookland car to 12th and Michigan Ave. (Bunker Hill Road). Exhibit, 4114 12th St., open from 9 to 9.

Owned, Constructed and For Sale by
MIDDAUGH & SHANNON
Incorporated. Established 1899
Suite 1039 Woodward Building, 15th and H Streets
"No Place Like Home; No Home Like Ours"
This Advertisement Will Not Appear Sunday. Cut It Out for Reference.

MIDDAUGH & SHANNON'S
SAUL'S ADDITION HOMES

If you could rent one of these homes and put in bank the difference between the rent and what we will sell it to you for you would have saved \$2,047.16 while the purchaser would have saved \$11,136.40.

Not one of our 2,000 home buyer's has ever lost a dollar. Open fireplaces, three porches, attic. Lots large enough for children, garage and garden.

Exhibit 4910 Arkansas Ave. (between Emerson and Farragut Sts.) open from 9 to 9. 14th St. or Georgia Ave. car. Differently planned, sized and priced homes finished and under construction.

Owned, Constructed and For Sale by
MIDDAUGH & SHANNON
Incorporated. Established 1899
Suite 1039 Woodward Building, 15th and H Streets
"No Place Like Home; No Home Like Ours"
This Advertisement Will Not Appear Sunday. Cut It Out for Reference.